

STONEGATE ESTATES

(FORMERLY HENSON VALLEY II)

TREE CONSERVATION PLAN - TYPE II

GENERAL NOTES:

1. This plan is submitted to fulfill the woodland conservation requirements for DSP-11027. If DSP-11027 expires, then this TCP2 also expires and is no longer valid.
2. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$400 per square foot mitigation fee.
3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
4. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at the time of contract signing. Future property owners are also subject to this requirement.
5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
6. The property is within the Developing Tier and is zoned RR.
7. The site is not adjacent to a roadway designated as scenic, historic, or a parkway or a scenic highway.
8. This site is not adjacent to a roadway designated as scenic, historic, or a parkway or a scenic highway.

TREE PRESERVATION AND RETENTION NOTES:

1. This plan is not grandfathered under CB-21-2010, section 25-111(i).
2. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.
3. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
4. The location of all temporary tree protection fencing (TPF) shown on this plan shall be flagged or staked prior to the start of any construction activity. Upon approval of the locations by the county inspector, removal of the TPF may begin.
5. All temporary tree protection fencing required on this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. The bond shall be released upon approval of the county inspector. The bond is a condition of this TCP2.
6. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

1. The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
2. A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
3. During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures regarding the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
4. If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Debris from the tree removal or pruning that occurs within 25 feet of the woodland edge may be removed and placed in a pile, provided that the pile is not located within the woodland area. All debris that is more than 30 feet from the woodland edge shall be cut up and placed in a pile. The pile shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

If work on this project will be initiated in several phases, all temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

AFFORESTATION AND REFORESTATION NOTES:

1. All afforestation and reforestation bonds, based on square footage, shall be posted with the county prior to the certification of the TCP2. These bonds will be returned as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
2. The planting of afforestation or reforestation areas shall be completed prior to the commencement of the final phase of mining. Seeding planting is to occur from March through the end of September through November. No planting shall be done while ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
3. a. Planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be completed during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the grading inspector and the county.
4. Reforestation areas shall not be mowed; however, the management of competing vegetation around individual trees and removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
5. All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.
6. Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
7. The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
8. Results of annual survival checks for each of the required four years after tree planting shall be reported to the M.N.C.P.C. Planning Department.
9. Failure to establish the afforestation or reforestation within the prescribed time frame will result in the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$400 per square foot penalty, unless the county inspector approves a written extension.

PLANTING SPECIFICATION NOTES:

1. Quantity: (See Plant Schedule)
2. Type: (See Plant Schedule)
3. Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum root growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 6" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary) roots shall be present.
4. Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.
5. Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house and planted immediately upon receipt by the landscape contractor.
6. If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses covered with straw, peat moss, compost, or other appropriate material to prevent desiccation.
7. Plant Handling: The quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area, shall be planted immediately.
8. Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring. The most suitable months for planting are March and April, depending on soil moisture. Seeding may be planted from May through June. Planting shall be done while ground is frozen. Planting shall occur within one growing season of the issuance of grading/grading permits and/or meeting the final grades and distribution of planting areas.
9. Seeding Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally. They should not be balled up or bent. Most soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to float. See planting details for further explanation. If the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin.
10. Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting strategy.
11. Soil: Upon the completion of each phase of the mining operations and after the topsoil has been replaced on that phase, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken and a soil test shall be conducted for each phase of the mining operation. The soil test shall provide one soil sample for each phase of the mining operation. The soil test shall be used to determine if the contractor wishes to plant by another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin.
12. Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.
13. Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.
14. Planting Method: Consult the Planting Details shown on this plan.
15. Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (minimum) to each planting site (see detail shown on this plan).
16. Groundcover Establishment: The remaining disturbed area between seeding planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.
17. Mowing: No mowing shall be allowed in any planting area.
18. Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to ensure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided it is to be supplemented with additional seedlings to reach the required number at time of planting.

FOUR-YEAR MANAGEMENT PLAN FOR REAFFORESTATION AREAS

Field check the re-afforestation area according to the following schedule:
Year 1: Site Preparation and Tree Planting
Survival check once annually (September-November) (see Note 1)
Watering is needed (2 x yearly)
Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)
Year 2-3: Reinforcement planting is needed (See Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation as needed (1 x in May and 1 x in August min.)
Year 4: Reinforcement planting if needed (See Note 2)
Survival check (September - November)

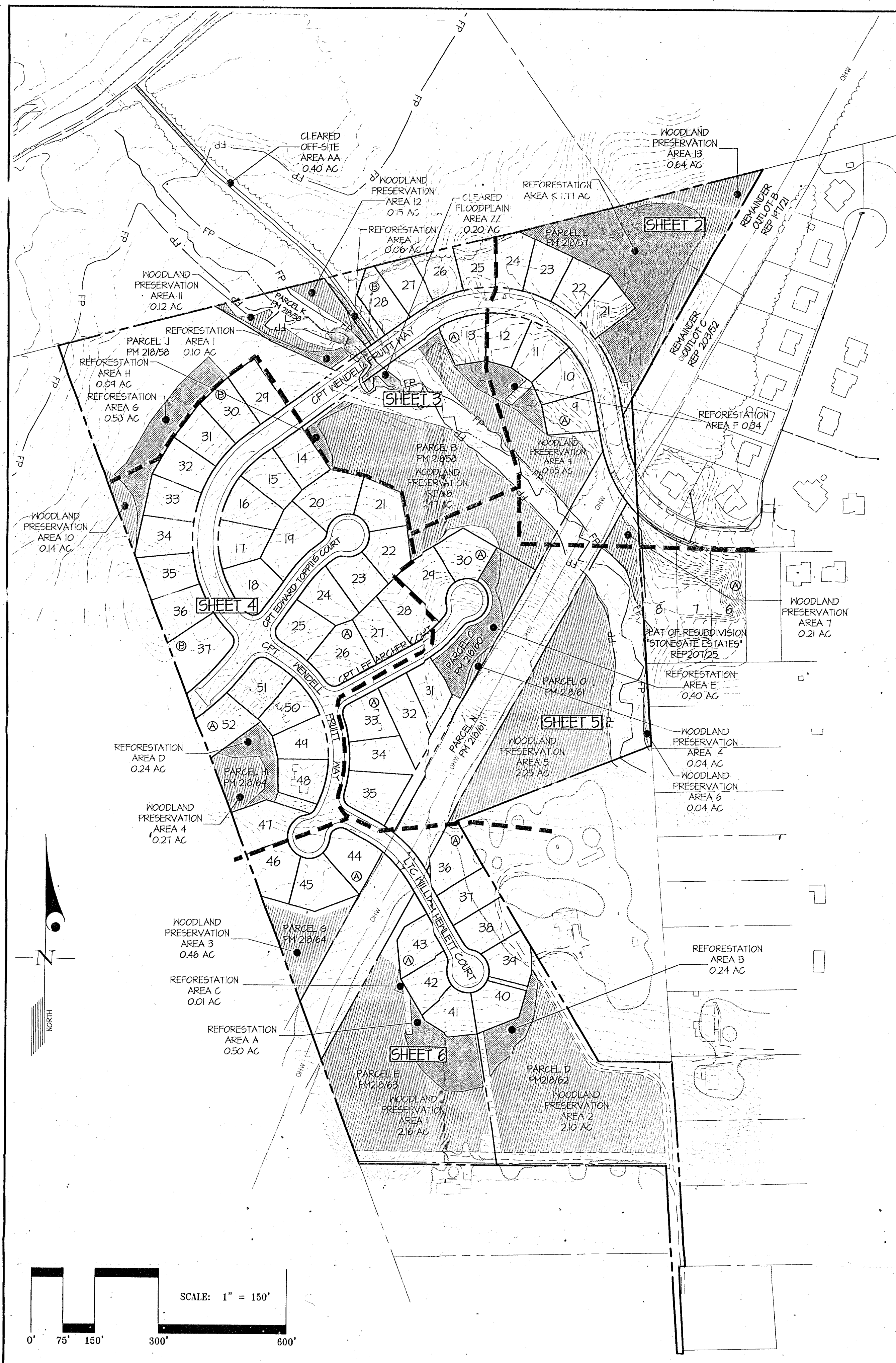
1. Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
2. Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 15% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
3. Miscellaneous: Fertilization or watering during years 1 through 3 will be done on an as-needed basis. Special return operations or recommendations will be conducted on an as-needed basis.

When Virginia pines are present within 40 feet of the limits of disturbance in a preservation area:
a. The subject property contains Virginia pines (Pinus virginiana) that are subject to wind throw. All Virginia pines greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.
b. After the Virginia pines have been removed, the contractor responsible for implementation of this TCP2 shall submit an evaluation of the stocking levels for the residual stand management techniques to be applied to the residual stand, and supplemental planting requirements to the M.N.C.P.C. Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

POST DEVELOPMENT NOTES:

1. When woodlands and/or specimen, historic or champion trees are to remain:
a. If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert certifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handbook for Prince Georges County Property Owners, Preservation of Woodland Conservation Work, the original or true copy may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
2. If a tree or portion thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
3. Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.
4. The removal of noxious, invasive, or non-native plant species from any woodland conservation area shall be done with a case of hand-held equipment only (chainsaw or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
5. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of noxious, invasive, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
6. The use of chainsaw is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of the equipment for the pruning and/or cutting of trees.



KEY MAP
SCALE: 1" = 150'

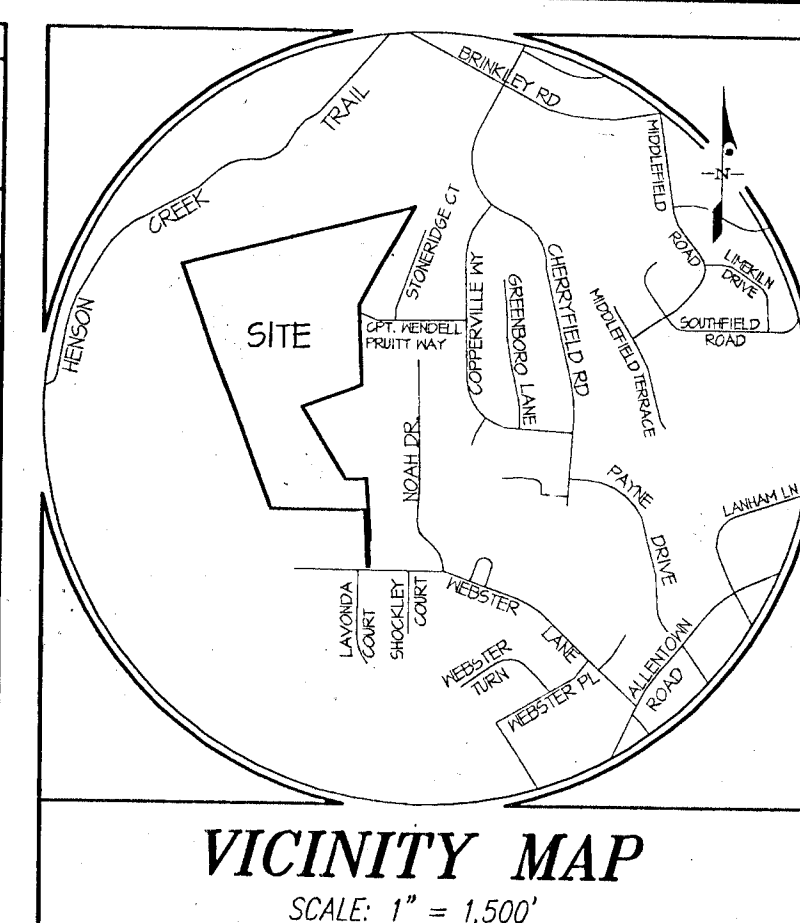
GENERAL NOTES:

1. APPLICANT: STONEGATE ESTATES, LC, 1355 BEVERLY ROAD, SUITE 240, MCLEAN, VA 22101, ATTN: JUDE BURKE, TEL: (703) 734-9730
2. TAX MAP: 10-B1
3. 200 FOOT MAP REFERENCE: 204 SE 3
4. BOUNDARY SURVEY BY C.D.D.I.
5. AERIAL TOPOGRAPHY BY MCKENZIE & SNYDER AND IS SUBJECT TO FIELD VERIFICATION.
6. SOILS INFORMATION SHOWN WAS OBTAINED FROM THE PRINCE GEORGES COUNTY SOIL SURVEY.
7. STORM DRAIN AND WATERSEWER SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED PLANS.
8. STORMWATER MANAGEMENT POND DESIGN IS SUBJECT TO FINAL APPROVAL BY D.E.R. ALL FINAL SWP POND LANDSCAPING WILL BE SHOWN ON THOSE PLANS.
9. EXISTING WATER & SEWER SERVICE CATEGORIES 5-3 AND W-3.
10. PROPOSED PUBLIC WATER & SEWER SERVICE CATEGORIES 5-3 AND W-3.
11. APPROVED PRELIMINARY PLAN # 4-0201H (12-04-2003).
12. APPROVED TYPE II TREE CONSERVATION PLAN - TCP2/10/03 (12-04-03). APPROVED TYPE II TREE CONSERVATION PLAN - TCP2/20/04 (03-14-04) EXPIRED.
13. APPROVED STORMWATER MANAGEMENT CONCEPT PLAN CASE #38262-2002-00. APPROVAL DATE: DECEMBER 18, 2002. EXPIRATION DATE: DECEMBER 18, 2002.
14. PREVIOUSLY APPROVED DETAIL SITE PLAN DSP-0401H EXPIRED.
15. 100 YEAR FLOODPLAIN STUDY PROVIDED BY C.D.D.I.
16. FOREST STAND DELINEATION BY MCGARTHY & ASSOCIATES, FEBRUARY 2003.
17. WETLANDS DELINEATION BY MCGARTHY & ASSOCIATES, JANUARY 2003.
18. THIS SITE CONTAINS NON-TIDAL WETLANDS AND 100 YEAR FLOODPLAIN. THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777



LEGEND

- | | | | |
|--|---|--|---------------------------------|
| | EXISTING TOPOGRAPHY | | STEEP SLOPES 15%+25% |
| | PROPOSED TOPOGRAPHY | | STEEP SLOPES 25%+ |
| | EXISTING TREELINE | | 100-YR FLOODPLAIN |
| | WATERS OF THE US | | WOODLAND REFORESTATION |
| | SOILS | | WOODLAND PRESERVATION |
| | LIMIT OF DISTURBANCE | | WOODLAND REMOVAL FLOODPLAIN |
| | PROPOSED CURB & GUTTER | | WOODLAND REMOVAL OFF-SITE |
| | EXPANDED STREAM BUFFER | | WOODLAND REMOVAL |
| | PMA PRIMARY MANAGEMENT AREA (50' STREAM BUFFER) | | TEMPORARY TREE PROTECTION FENCE |
| | PMA PRIMARY MANAGEMENT AREA (FLOODPLAIN) | | PERMANENT TREE PROTECTION FENCE |
| | SPECIMEN TREE IV (ROOT ZONE TO BE SAVED) | | REFORESTATION SIGN |
| | SPECIMEN TREE IV (CRITICAL ZONE TO BE REMOVED) | | WOODLAND PRESERVATION SIGN |

*NOTE: TEMPORARY AND PERMANENT TREE PROTECTION FENCE AND SIGNS OFFSET FOR GRAPHICAL PURPOSES ONLY. FENCE SHALL BE INSTALLED ALONG THE FENCE.

SHEET SCHEDULE

SHEET No.	TITLE
1	COVER SHEET
2-6	TREE CONSERVATION PLAN-TYPE II
7	TREE CONSERVATION DETAILS

M.N.C.P.C. APPROVALS
PROJECT NAME: STONEGATE
PROJECT NUMBER: DSP-11027
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet

REVISION	DATE	APPROVAL	CERTIFICATION
01	1/18/13	Kevin Foster	3/18/13
02			
03			
04			
05			

DSP-11027

Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and the Woodland and Wetland Conservation Act.

Kevin Foster
Guttschick Little & Weber, P.A.
3009 NATIONAL DRIVE, SUITE 200
BURTONSVILLE, MARYLAND 20814
PH: (301) 421-4024 FAX: (301) 421-4024
E-mail: kfoer@gwpa.com

1/18/13
DATE

M.N.C.P.C. APPROVALS
PROJECT NAME: STONEGATE
PROJECT NUMBER: DSP-11027
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet

REVISION	DATE	APPROVAL	CERTIFICATION
01	1/18/13	Kevin Foster	3/18/13
02			
03			
04			
05			

DSP-11027

GLWGUTTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3009 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20814
TEL: 301-421-4024 FAX: 301-421-4024 FAX: 301-421-4024

DATE	REVISION	BY	APP'D
2013-03-07	REVISED WOODLAND PRESERVATION AREAS 1-2 AND REFORESTATION AREAS A-B FOR UTILITY EASEMENT ADJUSTMENTS	JRS	KAF
2013-03-07	REVISED PER PLANNING BOARD RESOLUTION	HJK	KAF
		BY	APP'D

PREPARED FOR:
STONEGATE ESTATES, LC
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VA 22101
ATTN: JUDE BURKE
PH: (703) 734-9730

SCALE	ZONING
AS SHOWN	RR CLUSTER
DATE	TAX MAP - GRD
OCT, 2011	106-B1

COVER SHEET

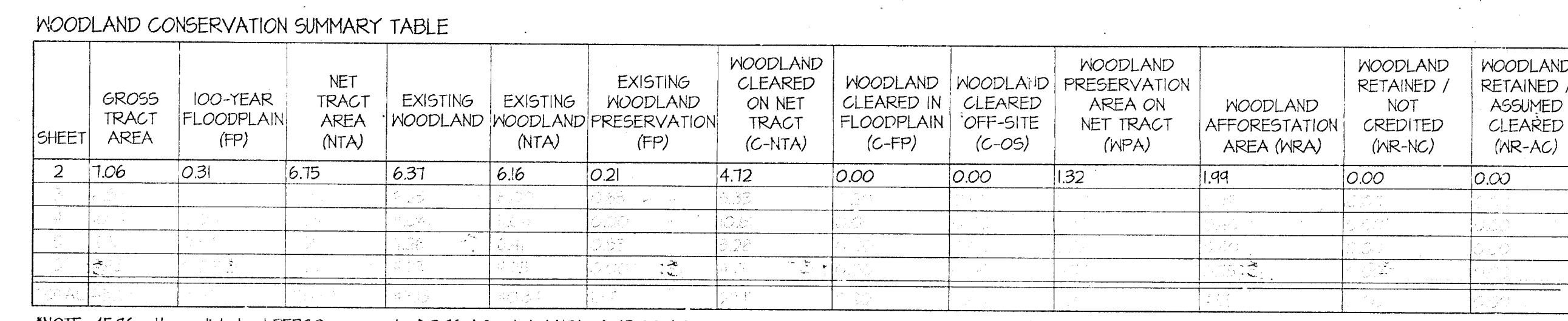
STONEGATE ESTATES
LOTS 9-52, PARCELS B-H AND O, BLOCK A
LOTS 21-37, PARCELS J,L,M,P AND Q, BLOCK B
PM 218, pgs. 57-64

OXON ELECTION DISTRICT No.12

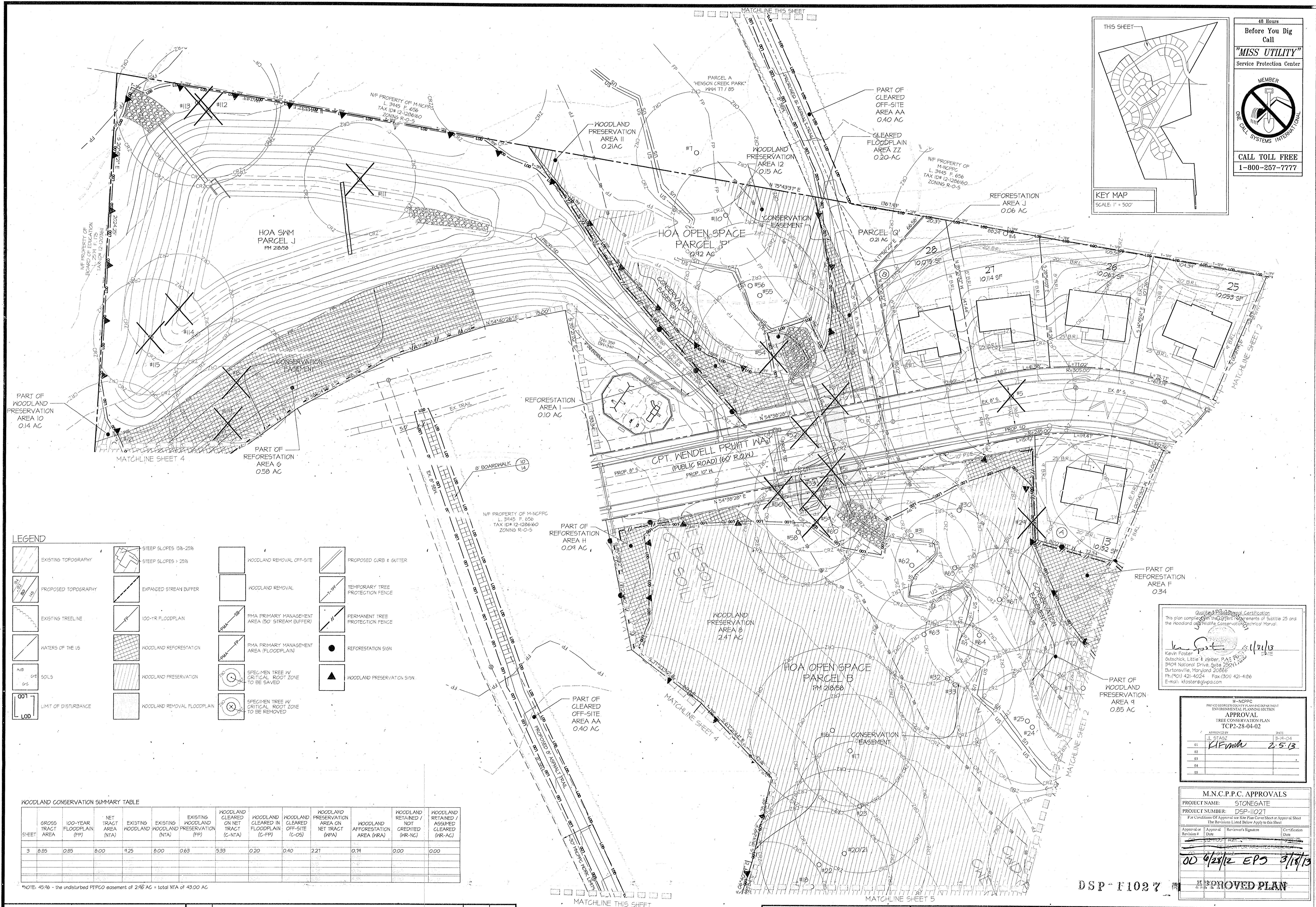
G. L. W. FILE No. 11063

SHEET 1 OF 7

APR 9 2013
PRINCE GEORGE'S COUNTY, MARYLAND



M.N.C.P.C. APPROVALS			
PROJECT NAME:		STONEGATE	
PROJECT NUMBER:		DSP-1102T	
For Conditions of Approval see Site Plan, Cover Sheet or Alternate Sheet The Regulations Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
02	12-10-09	HW	2-11-10
REVISION FOR ARCHITECTURAL			
00	9/23/12	EPD	3/18/13
APPROVED PLAN			



LEGEND

WOODLAND CONSERVATION SUMMARY TABLE

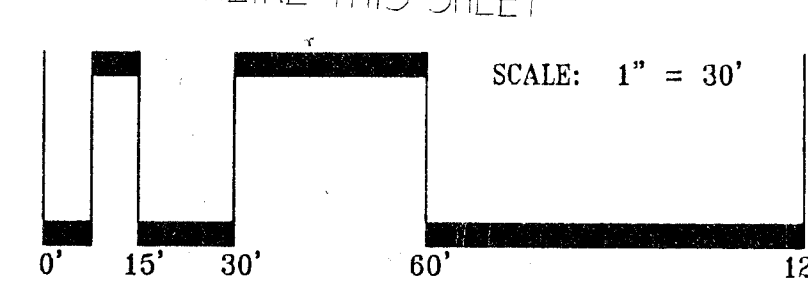
SHEET	8055 TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND PRESERVATION (NTA)	EXISTING WOODLAND REMOVAL (FP)	WOODLAND CLEARED ON NET TRACT (C-NTA)	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA ON NET TRACT (WPA)	WOODLAND AFFORESTATION AREA (WRA)	WOODLAND RETAINED / NOT CREDITED (NR-NC)	WOODLAND RETAINED / ASSUMED CLEARED (NR-AC)
3	0.05	0.05	0.00	0.25	0.00	0.63	5.33	0.20	0.40	2.21	0.71	0.00	0.00

*NOTE: 45.96 - the undisturbed PEFCO easement of 2.46 AC = total NTA of 43.00 AC

GLWGuttschick Little & Weber, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4024

2013-03-01 REVISED WOODLAND PRESERVATION AREAS 1-2 AND REFORESTATION AREAS A-B FOR UTILITY EASEMENT ADJUSTMENTS.
2012-09-25 REVISED PER PLANNING BOARD RESOLUTION

JRS KAF
HKJ KAF
BY APPR.

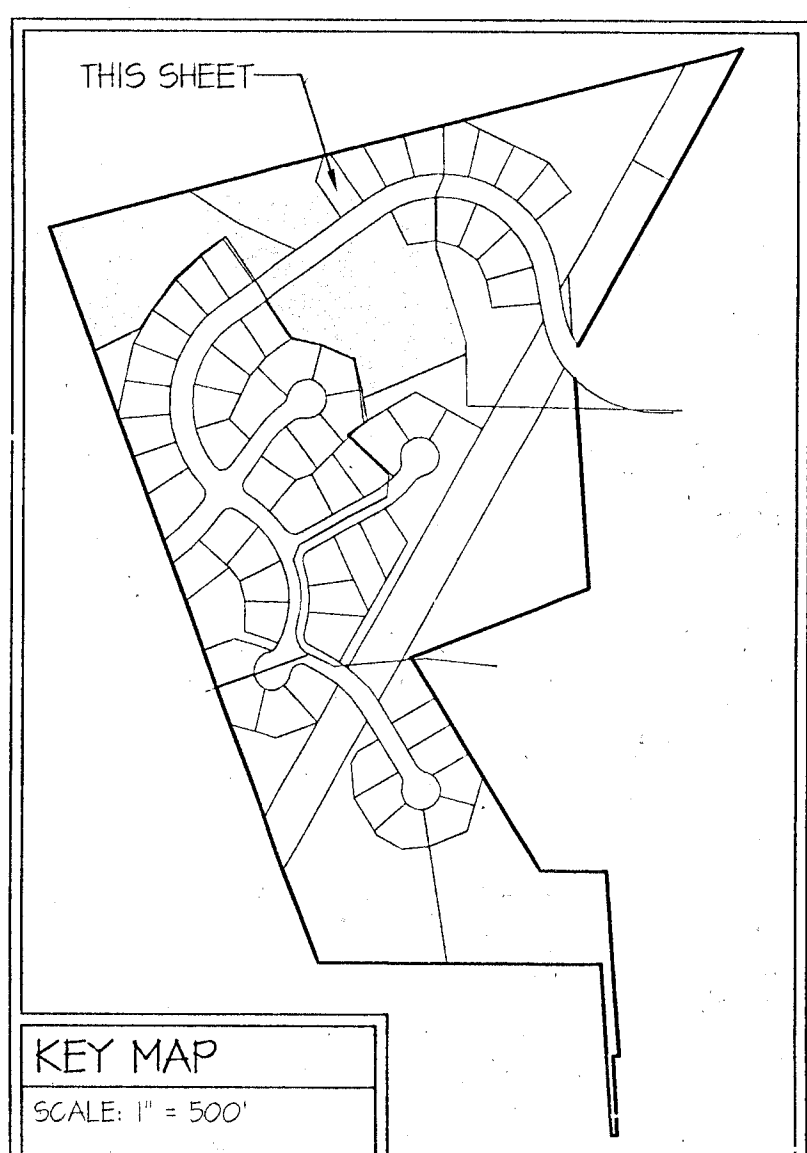


PREPARED FOR:
STONEGATE ESTATES, LC
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VA 22101
ATTN: JUDE BURKE
PH: (703) 734-9730

SCALE:
1"=30'
DATE: OCT., 2011
ZONING: RR CLUSTER
TAX MAP - GRD
106-B1

TREE CONSERVATION PLAN - TYPE II
STONEGATE ESTATES
LOTS 9-52, PARCELS B-H, N AND O, BLOCK A
LOTS 21-37, PARCELS J, L, M, P AND Q, BLOCK B
PM 218, pp. 57-64

G. L. W. FILE NO.
11063
SHEET
3 OF 7



48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and the Roadway and Wildlife Conservation Technical Manual.
Kevin Foster
Guttschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Burtinsville, Maryland 20866
Ph: (301) 421-4024 Fax: (301) 421-4024
E-mail: kfoster@glnpa.com
11/11/13 DATE

APPROVAL	
TREE CONSERVATION PLAN	
TCP2-28-04-02	
APPROVED BY	DATE
1. EL STAZ	3-19-04
2. K.F. Foster	2-5-13
3.	
4.	
5.	

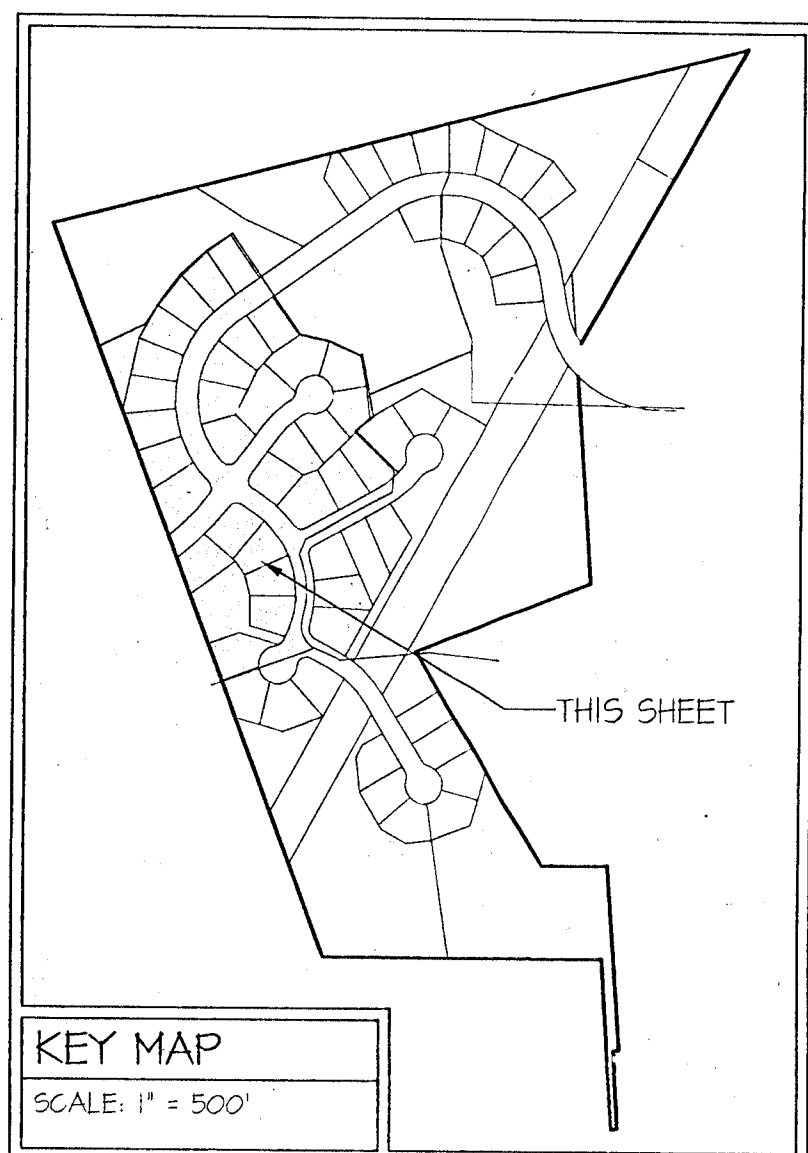
M.N.C.P.C. APPROVALS	
PROJECT NAME: STONEGATE	
PROJECT NUMBER: DSP-11027	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet	
The Revisions Listed Below Apply to this Sheet	
Approval #	Approval Date
1	12/12/12
2	12/12/12
3	12/12/12
4	12/12/12
5	12/12/12

00 9/28/12 EPS 3/13/13
APPROVED PLAN

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	60055 TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND PRESERVATION (FP)	WOODLAND CLEARED ON NET TRACT (C-NTA)	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA ON NET TRACT (NPA)	WOODLAND AFFORESTATION AREA (NRA)	WOODLAND RETAINED / NOT CREDITED (NR-NC)	WOODLAND RETAINED / ASSIGNED CREDITED (NR-AC)
4	11.04	0.00	11.04	11.04	11.04	0.00	10.61	0.00	0.00	0.43	0.40	0.00	0.00

*NOTE: 45.96 - the undisturbed PEPCO easement of 2.96 AC = total NTA of 43.00 AC



48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

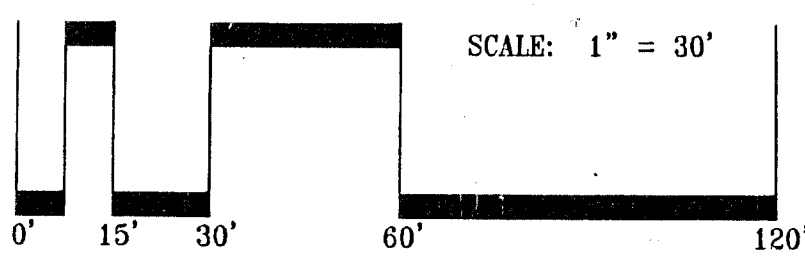
CALL TOLL FREE
1-800-257-7777

LEGEND

EXISTING TOPOGRAPHY	PROPOSED TOPOGRAPHY	EXISTING TREELINE	TEMPORARY TREE PROTECTION FENCE	SOILS	LIMIT OF DISTURBANCE	PROPOSED CURB & GUTTER	EXPANDED STREAM BUFFER	PMA PRIMARY MANAGEMENT AREA (50' STREAM BUFFER)	PMA PRIMARY MANAGEMENT AREA (FLOODPLAIN)	SPECIMEN TREE IV CRITICAL ROOT ZONE TO BE SAVED	SPECIMEN TREE IV CRITICAL ROOT ZONE TO BE REMOVED	STEEP SLOPES (58-25%)	STEEP SLOPES > 25%	WATERS OF THE US	100-YR FLOODPLAIN	WOODLAND PRESERVATION	WOODLAND REMOVAL FLOODPLAIN	WOODLAND REMOVAL OFF-SITE	WOODLAND REMOVAL	PERMANENT TREE PROTECTION FENCE	REFORESTATION SIGN	WOODLAND PRESERVATION SIGN

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
2013-03-01	REVISED WOODLAND PRESERVATION AREAS 1-2 AND REFORESTATION AREAS A-B FOR UTILITY EASEMENT ADJUSTMENTS	JRS	KAF
2012-09-25	REVISED PER PLANNING BOARD RESOLUTION	HKJ	KAF



PREPARED FOR:
STONEGATE ESTATES, LC
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VA 22101
ATTN: JUDE BURKE
PH: (703) 734-9730

SCALE
1"=30'
DATE
OCT, 2011

ZONING
RR CLUSTER
TAX MAP - GRD
106-B1

TREE CONSERVATION PLAN - TYPE II
STONEGATE ESTATES
LOTS 9-52, PARCELS B-H, N AND O, BLOCK A
LOTS 21-37, PARCELS J, L, M, P AND Q, BLOCK B
PM 218, pp. 57-64

G. L. W. FILE NO.
11063

SHEET
4 OF 7

Qualified Professional Certification
This plan complies with the requirements of Article 25 and the Woodland and Wetland Conservation Technical Manual.

Kevin Foster
Kevin Foster
3909 National Drive, Suite 200
Burtontown, Maryland 20866
Ph: (301) 421-4024 Fax: (301) 421-4186
E-mail: kfoster@glwpa.com

M-NCPCC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP2-28-04-02

APPROVED BY: *[Signature]* DATE: 2-5-13

M.N.C.P.C. APPROVALS			
PROJECT NAME: STONEGATE		PROJECT NUMBER: DSP-11027	
For Conditions of Approval and Site Plan Cover Sheet or Approval Sheet The Revisions Listed Below Apply to this Sheet			
Approval #	Approval Date	Reviewer's Signature	Certification
01	2/5/13	<i>[Signature]</i>	00 2/5/13 ERS 3/13/13
02			
03			
04			
05			

APPROVED PLAN

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND	EXISTING WOODLAND (NTA)	EXISTING WOODLAND PRESERVATION (FP)	WOODLAND CLEARED ON NET TRACT (G-NTA)	WOODLAND CLEARED IN FLOODPLAIN (G-FP)	WOODLAND CLEARED OFF-SITE (G-OS)	WOODLAND PRESERVATION AREA ON NET TRACT (NPA)	WOODLAND AFFORESTATION AREA (NRA)	WOODLAND RETAINED & NOT CREDITED (NR-NC)	WOODLAND RETAINED & ASSUMED CLEARED (NR-AC)
5	4.15	0.84	0.31	1.26	6.41	0.85	3.20	0.00	0.00	3.15	0.40	0.00	0.00

NOTE: 45.96 - the undisturbed DEFO percent of 28.16 + 1.80

KEY MAP
SCALE: 1" = 500'

THIS SHEET

LEGEND	
	EXISTING TOPOGRAPHY
	PROPOSED TOPOGRAPHY
	EXISTING TREELINE
	SOILS
	LIMIT OF DISTURBANCE
	PROPOSED CURB & GUTTER
	EXPANDED STREAM BUFFER
	PMA PRIMARY MANAGEMENT AREA (50' STREAM BUFFER)
	PMA PRIMARY MANAGEMENT AREA (FLOODPLAIN)
	SPECIMEN TREE w/ CRITICAL ROOT ZONE TO BE SAVED
	SPECIMEN TREE w/ CRITICAL ROOT ZONE TO BE REMOVED
	STEEP SLOPES 15%-25%
	STEEP SLOPES > 25%
	WATERS OF THE US
	100-YR FLOODPLAIN
	WOODLAND REFORESTATION
	WOODLAND PRESERVATION
	WOODLAND REMOVAL FLOODPLAIN
	WOODLAND REMOVAL OFF-SITE
	WOODLAND REMOVAL
	TEMPORARY TREE PROTECTION FENCE
	PERMANENT TREE PROTECTION FENCE
	REFORESTATION SIGN
	WOODLAND PRESERVATION SIGN

M-NCPPC
FRANK GEORGE'S CLIENT PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION

APPROVAL
TREE CONSERVATION PLAN
TCP2-28-04-02

	APPROVED BY	DATE
01	J. STASZ	3-19-04
02	<i>KF</i>	<i>2-5-13</i>
03		
04		
05		

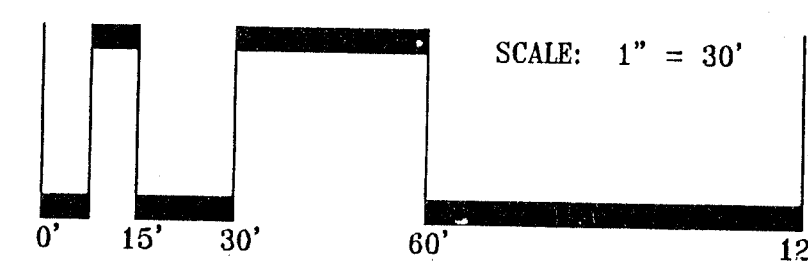
M.N.C.P.C. APPROVALS			
PROJECT NAME:		STONEGATE	
PROJECT NUMBER:		DSP-11021	
For Conditions Of Approval see Site Plans and Worksheet or Approval Sheet The Revisions Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
00	11/15/05		2-17-06
REVISION OR ASPECT TO BE CANCELLED			
00	4/28/12	EPS	3/15/12
APPROVED PLAN			

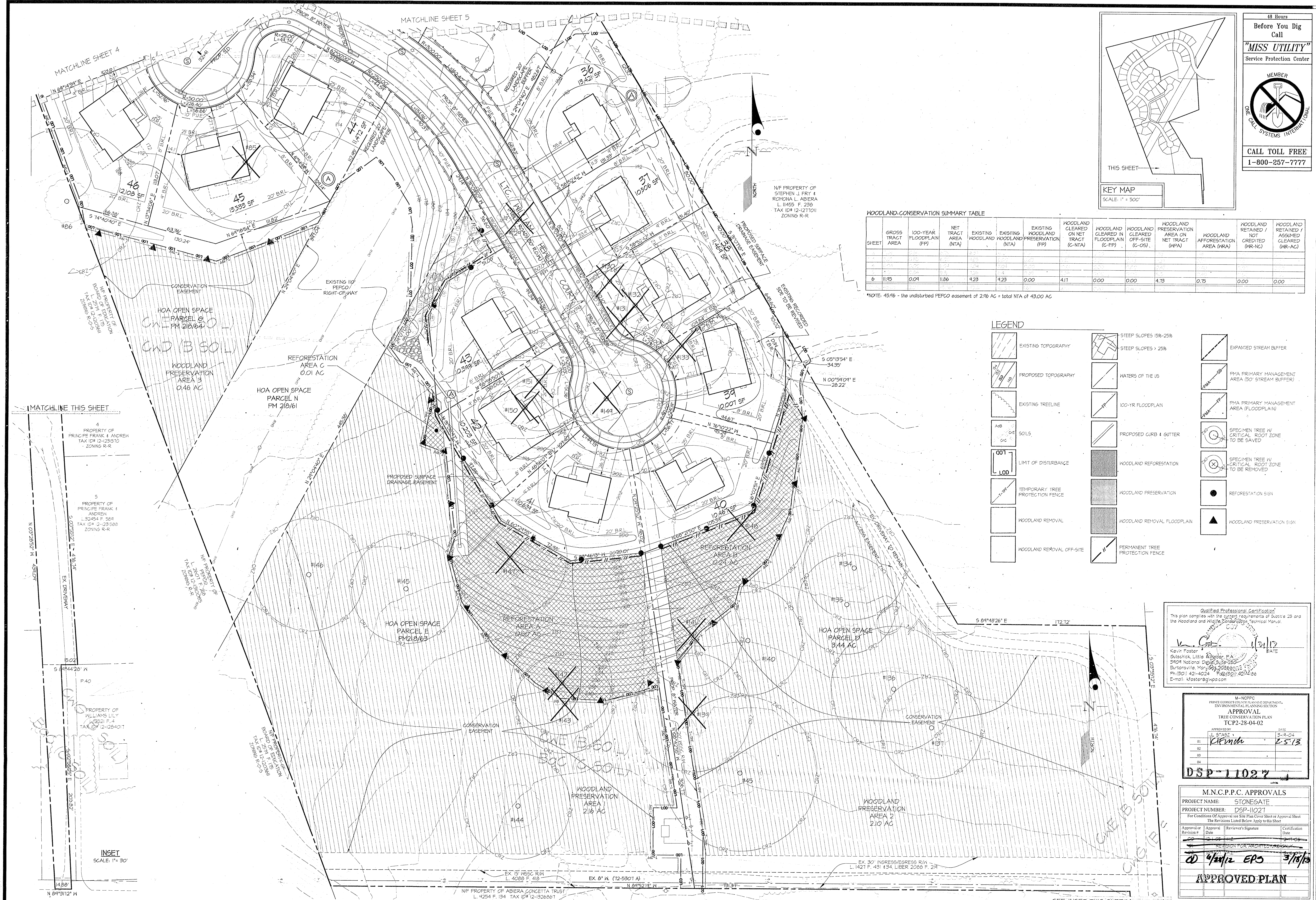
Qualified Professional Certification
This plan complies with the requirements of Subtitle 25 and
the Hazardous and Multiple Chemicals Manual.

DATE _____

Kevin Foster
Gutswick, Little & Cooper, P.A.
3404 National Drive, Suite 200
Burlington, Maryland 20612
Ph: (301) 421-4024 Fax: (301) 421-4186
E-mail: kfoster@gpaa.com

TER GRD	TREE CONSERVATION PLAN STONEGATE ESTATES LOTS 9-52, PARCELS B-H, N AND O, BLOCK A LOTS 21-37, PARCELS J,L,M,P AND Q, BLOCK B PM 218, pp. 57-64		G. L. W. FILE NO. 11063
	OXON ELECTION DISTRICT No.12 PRINCE GEORGE'S COUNTY, MARYLAND		SHEET 5 OF 7

[illegible]



48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

MEMBER
OR CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777

THIS SHEET

KEY MAP
SCALE: 1" = 500'

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	NET TRACT AREA (NTA)	EXISTING WOODLAND (NTA)	EXISTING WOODLAND (FP)	WOODLAND CLEARED ON NET TRACT (C-NTA)	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND PRESERVATION AREA ON NET TRACT (WPA)	WOODLAND AFFORESTATION AREA (WAA)	WOODLAND RETAINED / NOT CREDITED (NR-NC)	WOODLAND RETAINED / ASSIGNED CREDITED (NR-AC)
4	11.95	0.04	11.91	4.23	4.23	0.00	4.17	0.00	0.00	4.13	0.75
5	11.95	0.04	11.91	4.23	4.23	0.00	4.17	0.00	0.00	4.13	0.75

*NOTE: 45.46 - the undisturbed PERCO easement of 2.96 AC = total NTA of 43.00 AC

LEGEND

EXISTING TOPOGRAPHY

PROPOSED TOPOGRAPHY

EXISTING TREELINE

SOILS

LIMIT OF DISTURBANCE

TEMPORARY TREE PROTECTION FENCE

WOODLAND REMOVAL

WOODLAND REMOVAL OFF-SITE

STEEP SLOPES 15%-25%

STEEP SLOPES > 25%

WATERS OF THE US

100-YR FLOODPLAIN

PROPOSED CURB & GUTTER

WOODLAND REFORESTATION

WOODLAND PRESERVATION

WOODLAND REMOVAL FLOODPLAIN

PERMANENT TREE PROTECTION FENCE

EXPANDED STREAM BUFFER

PMA PRIMARY MANAGEMENT AREA (50' STREAM BUFFER)

PMA PRIMARY MANAGEMENT AREA (FLOODPLAIN)

SPECIMEN TREE W/ CRITICAL ROOT ZONE TO BE SAVED

SPECIMEN TREE W/ CRITICAL ROOT ZONE TO BE REMOVED

REFORESTATION SIGN

WOODLAND PRESERVATION SIGN

Qualified Professional Certification
This plan complies with the current requirements of Subchapter 29 and the National Board of Standards and Practices for Professional Land Surveyors.

Kevin Foster 11/31/12 DATE
Kevin Foster
Guttschick, Little & Weber, P.A.
3909 National Drive, Suite 250
Bartonsville, Maryland 20866
PH: (301) 421-4024 FAX: (301) 421-4026
E-mail: kfoster@guttschick.com

M-N-C-P-C
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP2-28-04-02

APPROVED BY: *[Signature]* DATE: 11/31/12

DSP-11027

M.N.C.P.C. APPROVALS

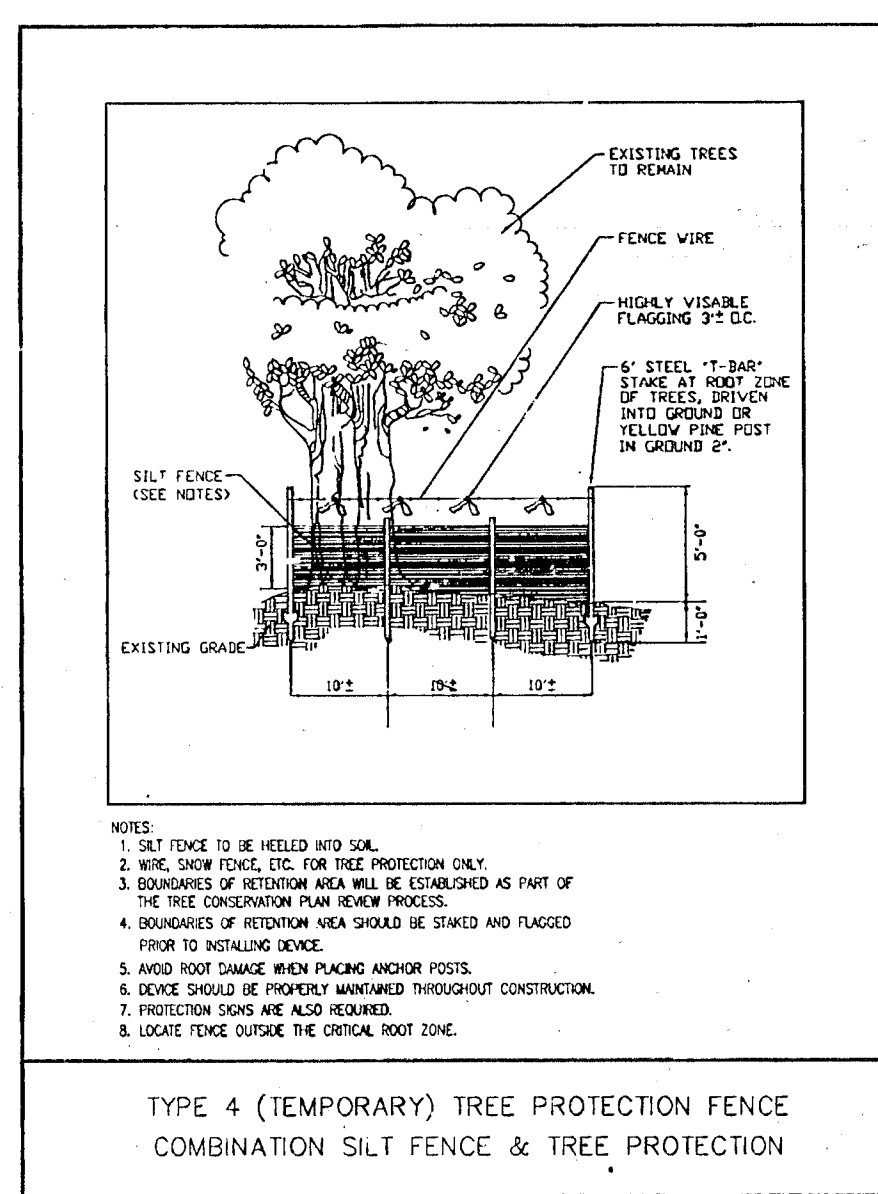
PROJECT NAME: STONEGATE

PROJECT NUMBER: DSP-11027

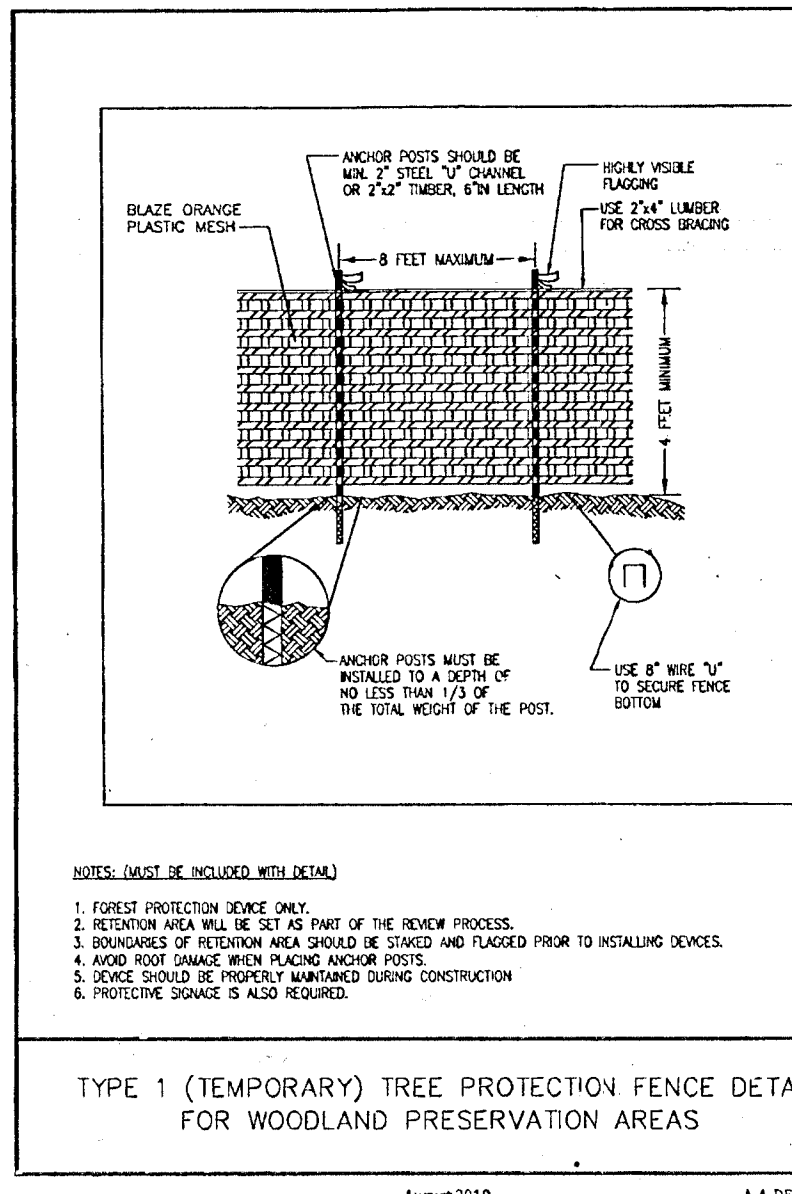
For Conditions Of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet

Approval / Revision #	Approval Date	Reviewer's Signature	Certification Date
01	11/31/12	<i>[Signature]</i>	11/31/12
02			
03			
04			

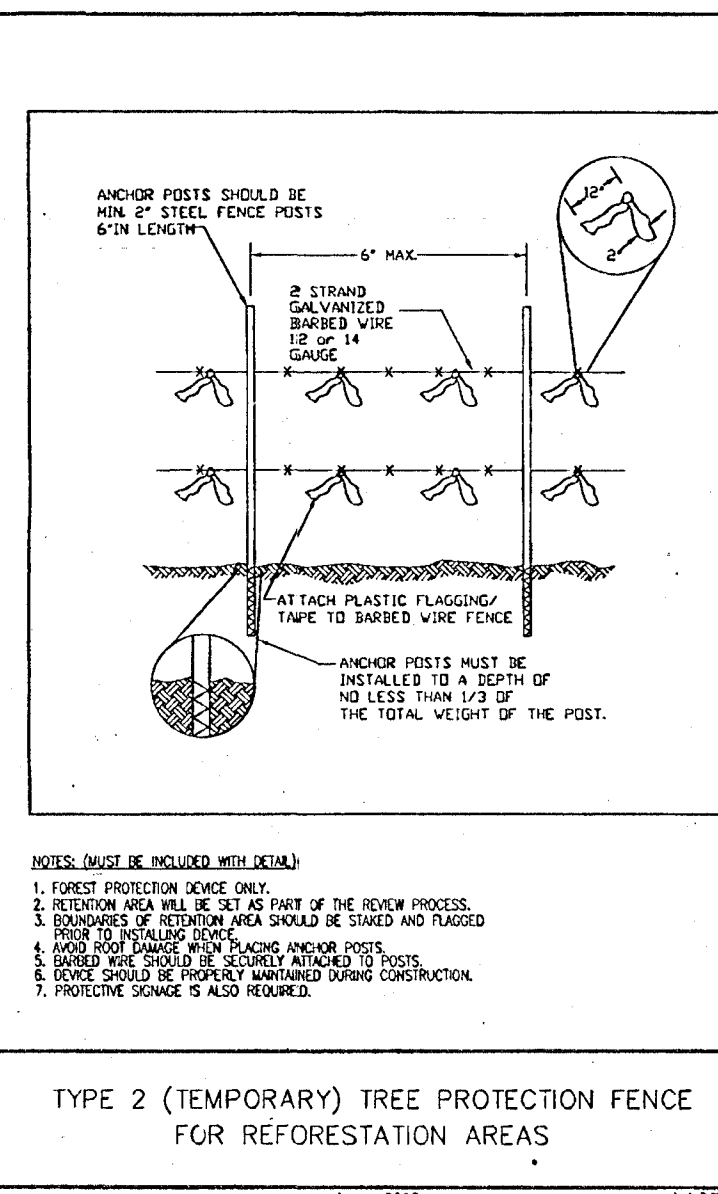
APPROVED PLAN



TYPE 4 (TEMPORARY) TREE PROTECTION FENCE
COMBINATION SILT FENCE & TREE PROTECTION



TYPE 1 (TEMPORARY) TREE PROTECTION FENCE
DETAIL FOR WOODLAND PRESERVATION AREAS



TYPE 2 (TEMPORARY) TREE PROTECTION FENCE
FOR REFORESTATION AREAS

TREE PLANTING AND MAINTENANCE CALENDAR	
TASKS	MONTHS
TRANSPLANT OF 2" DBH OR GREATER	JAN FEB MAR APR MAY JUNE JULY AUG SEPT OCT NOV DEC
PLANTING	
SEEDLING	
WHIP	
MAINTENANCE	
FERTILIZER (P. NEEDED)	
WATER ++	
PRUNING	

KEY:
* ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS
+ RECOMMENDED, OPTIMAL TIME
++ RECOMMENDED WITH ADDITIONAL CARE
+ RECOMMENDED
++ DEPENDENT UPON SITE CONDITIONS
++ DEPENDENT UPON SITE CONDITIONS, WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"

NOTES:
1. Activities from November through February depend on ground conditions.
2. No fall planting of oaks and pines.
3. The planting and care of trees is most successful when coordinated with the local conditions. This calendar summarizes some of the recommended practices for tree planting and care.

SOURCE: adapted from the FOREST CONSERVATION MANUAL, 1991

SIGNIFICANT AND SPECIES TREE LIST

No.	Common Name	Species Name	DBH	CONDITION
1	Tulip Poplar	Liriodendron tulipifera	40"	GOOD
2	Tulip Poplar	Liriodendron tulipifera	39"	GOOD
3	Tulip Poplar	Liriodendron tulipifera	37"	GOOD
4	Tulip Poplar	Liriodendron tulipifera	36"	GOOD
5	Tulip Poplar	Liriodendron tulipifera	35"	GOOD
6	Tulip Poplar	Liriodendron tulipifera	34"	GOOD
7	Tulip Poplar	Liriodendron tulipifera	33"	GOOD
8	Tulip Poplar	Liriodendron tulipifera	32"	GOOD
9	Tulip Poplar	Liriodendron tulipifera	31"	GOOD
10	Tulip Poplar	Liriodendron tulipifera	30"	GOOD
11	Tulip Poplar	Liriodendron tulipifera	29"	GOOD
12	Tulip Poplar	Liriodendron tulipifera	28"	GOOD
13	Tulip Poplar	Liriodendron tulipifera	27"	GOOD
14	Tulip Poplar	Liriodendron tulipifera	26"	GOOD
15	Tulip Poplar	Liriodendron tulipifera	25"	GOOD
16	Tulip Poplar	Liriodendron tulipifera	24"	GOOD
17	Tulip Poplar	Liriodendron tulipifera	23"	GOOD
18	Tulip Poplar	Liriodendron tulipifera	22"	GOOD
19	Tulip Poplar	Liriodendron tulipifera	21"	GOOD
20	Tulip Poplar	Liriodendron tulipifera	20"	GOOD
21	Tulip Poplar	Liriodendron tulipifera	19"	GOOD
22	Tulip Poplar	Liriodendron tulipifera	18"	GOOD
23	Tulip Poplar	Liriodendron tulipifera	17"	GOOD
24	Tulip Poplar	Liriodendron tulipifera	16"	GOOD
25	Tulip Poplar	Liriodendron tulipifera	15"	GOOD
26	Tulip Poplar	Liriodendron tulipifera	14"	GOOD
27	Tulip Poplar	Liriodendron tulipifera	13"	GOOD
28	Tulip Poplar	Liriodendron tulipifera	12"	GOOD
29	Tulip Poplar	Liriodendron tulipifera	11"	GOOD
30	Tulip Poplar	Liriodendron tulipifera	10"	GOOD
31	Tulip Poplar	Liriodendron tulipifera	9"	GOOD
32	Tulip Poplar	Liriodendron tulipifera	8"	GOOD
33	Tulip Poplar	Liriodendron tulipifera	7"	GOOD
34	Tulip Poplar	Liriodendron tulipifera	6"	GOOD
35	Tulip Poplar	Liriodendron tulipifera	5"	GOOD
36	Tulip Poplar	Liriodendron tulipifera	4"	GOOD
37	Tulip Poplar	Liriodendron tulipifera	3"	GOOD
38	Tulip Poplar	Liriodendron tulipifera	2"	GOOD
39	Tulip Poplar	Liriodendron tulipifera	1"	GOOD
40	Tulip Poplar	Liriodendron tulipifera	0"	GOOD
41	Tulip Poplar	Liriodendron tulipifera	0"	GOOD
42	Tulip Poplar	Liriodendron tulipifera	0"	GOOD
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48	Tulip Poplar	Liriodendron tulipifera	0"	GOOD
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50	Tulip Poplar	Liriodendron tulipifera	0"	GOOD
51	Tulip Poplar	Liriodendron tulipifera	0"	GOOD
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149	Tulip Poplar	Liriodendron tulipifera	0"	GOOD
150	Tulip Poplar	Liriodendron tulipifera	0"	GOOD
151	Tulip Poplar	Liriodendron tulipifera	0"	GOOD

WOODLAND CONSERVATION WORKSHEET FOR PRINCE GEORGE'S COUNTY

Zone: _____ RR-CLUSTER
Gross Tract: _____ 40.05 Ac.
Floodplain: _____ 2.04 Ac.
Previously Dedicated Land: (2.46 AC PEPCO Easement) _____ 2.46 Ac.
Net Tract (NTA): _____ 43.00 Ac.

Property Description or Subdivision Name: _____ STONEGATE ESTATES
Is this site subject to the 1984 Ordinance? (Y, N): _____ N

Reforestation Requirement Reduction Questions
Is this one (1) single family lot? (Y, N): _____ N
Are there prior TCP approvals which include a combination of this lot and/or other lots? (Y, N): _____ N
Is this a Mitigation Bank? _____ N
Break-Even Point (preservation): _____ 14.44 Ac.
Clearing permitted without reforestation: _____ 25.54 Ac.

Woodland Conservation Calculations
a. Existing Woodland: _____ 40.05 Ac.
b. Woodland Conservation Threshold (NTA) = 20%: _____ 8.01 Ac.
c. Smaller of a or b: _____ 8.01 Ac.
d. Woodland above NCT: _____ 31.04 Ac.
e. Woodland cleared: _____ 28.11 Ac.
f. Smaller of d or e: _____ 28.11 Ac.
g. Clearing above NCT (0.25 = 1 replacement req.): _____ 1.03 Ac.
h. Clearing below NCT (1 = 1 replacement req.): _____ 0.00 Ac.
i. Reforestation Threshold (RT) = 15%: _____ 0.00 Ac.
j. Off-site mitigation being provided on this property: _____ 0.00 Ac.
Woodland Conservation Required: _____ 16.23 Ac.

Woodland Conservation Provided
Woodland preservation: _____ 11.90 Ac.
Aforestation/Reforestation: _____ 4.33 Ac.
Area approved for fee-in-lieu: _____ 0.00 Ac.
Credits for off-site mitigation on another property: _____ 0.00 Ac.
Off-site mitigation (aforestation) being provided on this property: _____ 0.00 Ac.
Off-site mitigation (aforestation) being provided on this property: _____ 0.00 Ac.
Total woodland conservation provided: _____ 16.23 Ac.

Area of woodland not cleared: _____ 12.42 Ac.
Woodland retained not part of requirements: _____ 0.00 Ac.

REFORESTATION CALCULATIONS:

AREA	AC
A	0.50
B	0.24
C	0.01
D	0.24
E	0.40
F	0.34
G	0.58
H	0.04
I	0.10
J	0.06
K	1.11
TOTAL	4.33

PRESERVATION CALCULATIONS:

AREA	AC
1	2.16
2	2.10
3	0.46
4	0.21
5	2.25
6	0.04
7	0.21
8	2.41
9	0.85
10	0.14
11	0.12
12	0.15
13	0.64
14	0.04
TOTAL	11.90

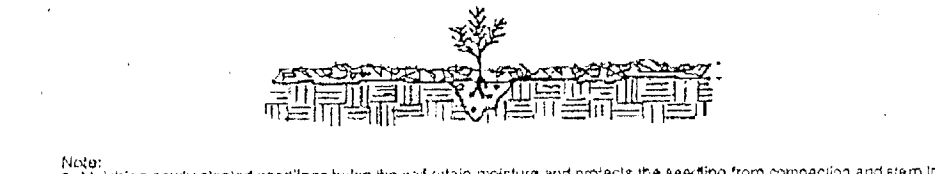
CLEARED OFF-SITE CALCULATIONS:

AREA	AC
AA	0.40
TOTAL	0.40

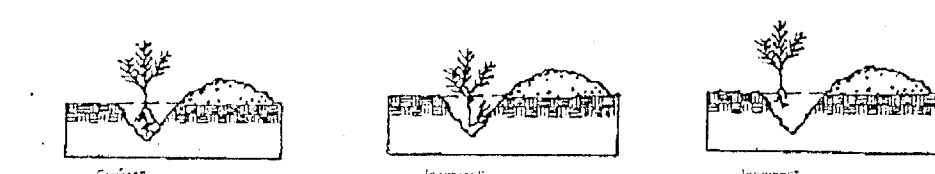
CLEARED FLOODPLAIN CALCULATIONS:

AREA	AC
ZZ	0.20
TOTAL	0.20

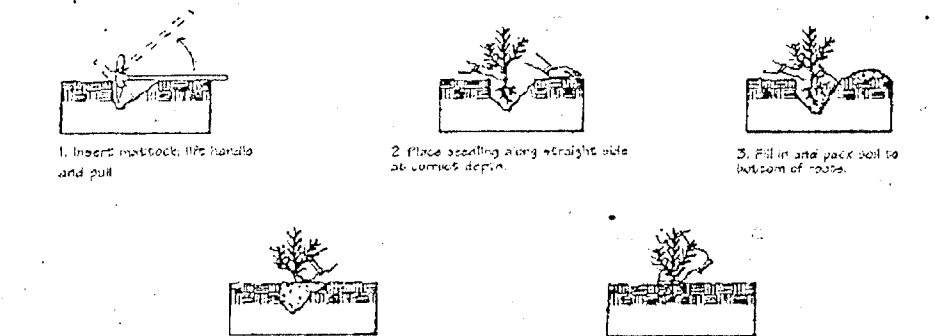
Seedling and Whip Planting



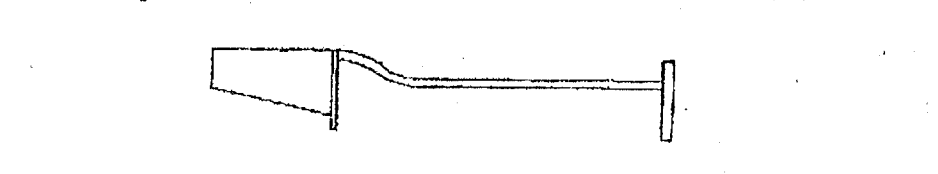
Correct and Incorrect Planting Depth



Mattock Planting



Planting With Dibble Bar



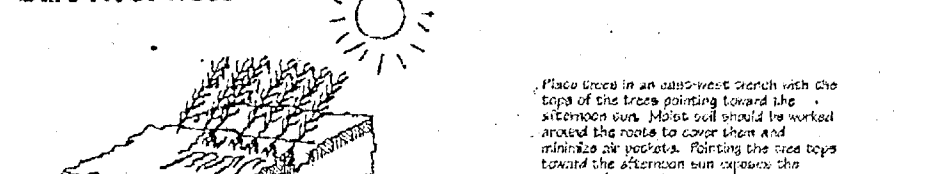
Handling Seedlings in the Field



Seedlings and Whips



Bare Root Trees

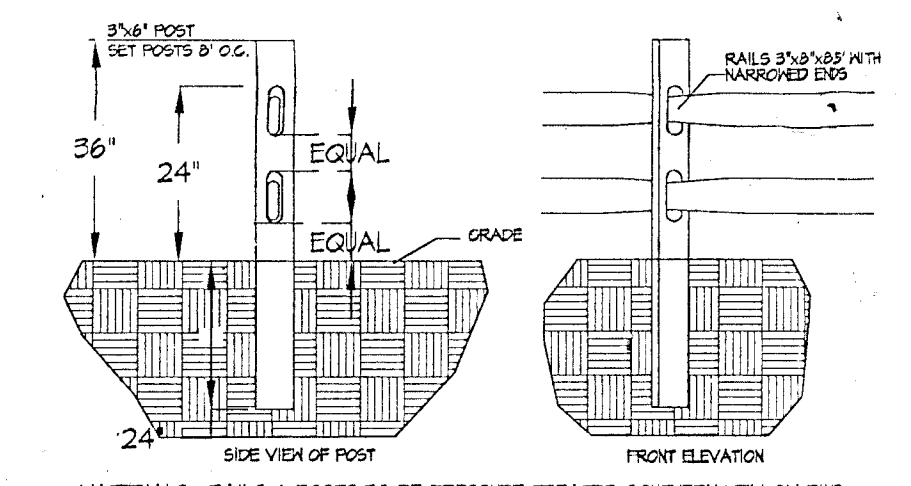


SEEDLING & WHIP PLANTING TECHNIQUES

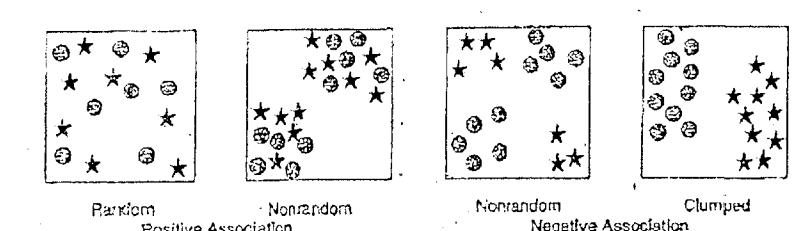
SEEDLING PLANTING TECHNIQUE

3 HANDLING AND PLATING OF SEEDLINGS

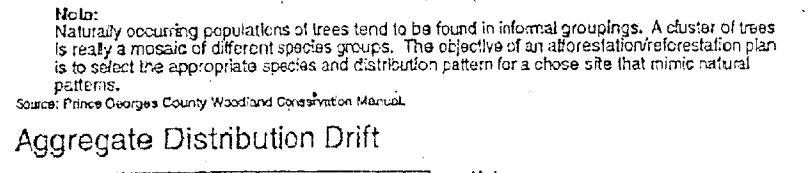
HANDLING BARE ROOT STOCK



Typical Forest Tree Distribution Patterns



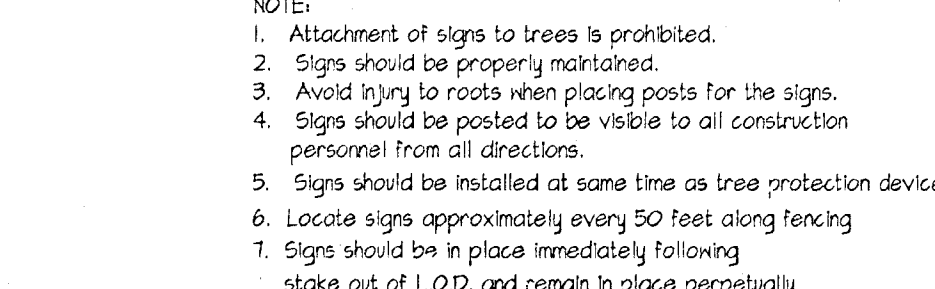
Aggregate Distribution Drift



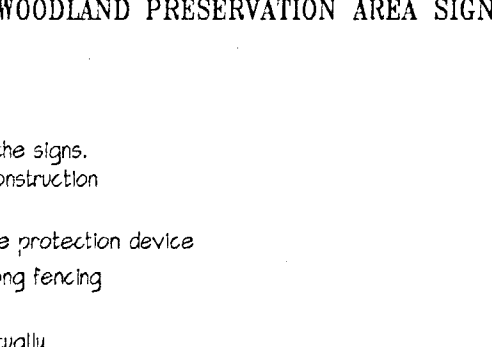
Mixing Transplant Stock



REFORESTATION AREA SIGN



WOODLAND PRESERVATION AREA SIGN



NOTES:

1. Attachment of signs to trees is prohibited.
2. Signs